

City Council
Atlanta, Georgia

06-0-0146

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-135
Date Filed: 12-13-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1891, 1895 and 1875 Peachtree Road, N.E.**, be changed from the C-3 (Commercial Residential) District and the R-4 (Single-family Residential) District to the C-3-C (Commercial Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 110, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

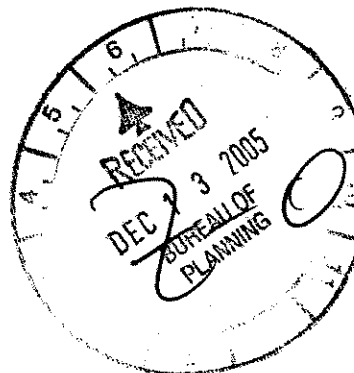
TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 110 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND AT THE INTERSECTION OF RIGHTS-OF-WAY OF PALISADES ROAD (80' R/W) AND PEACHTREE ROAD (VARIABLE R/W); THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY OF PEACHTREE ROAD (VARIABLE R/W) FOLLOWING THE CURVATURE THEREOF 404 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PEACHTREE ROAD (VARIABLE R/W) ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT 99.91 FEET, SAID CURVE HAVING A RADIUS OF 4,575.62 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 03 DEGREES 21 MINUTES 59 SECONDS EAST, 99.91 FEET TO AN IRON PIN FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS WEST, 15.13 FEET TO AN IRON PIN FOUND; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT 199.94 FEET, SAID CURVE HAVING A RADIUS OF 4,590.69 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 06 DEGREES 10 MINUTES 51 SECONDS EAST, 199.92 FEET TO AN IRON PIN FOUND; THENCE SOUTH 89 DEGREES 18 MINUTES 36 SECONDS EAST, 100.00 FEET TO A POINT; THENCE SOUTH 06 DEGREES 32 MINUTES 24 SECONDS WEST, 98.37 FEET TO A POINT; THENCE SOUTH 89 DEGREES 05 MINUTES 58 SECONDS EAST, 299.17 FEET TO AN IRON PIN FOUND; THENCE SOUTH 06 DEGREES 42 MINUTES 03 SECONDS EAST, 94.45 FEET TO AN IRON PIN FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS WEST, 121.13 FEET TO AN IRON PIN FOUND; THENCE SOUTH 02 DEGREES 03 MINUTES 41 SECONDS WEST, 96.42 FEET TO AN IRON PIN FOUND; THENCE SOUTH 89 DEGREES 08 MINUTES 44 SECONDS WEST, 286.64 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.787 ACRES (77,834 SQUARE FEET)



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(Do Not Write Above This Line)

AN ORDINANCE Z-05-135
BY: ZONING COMMITTEE

An Ordinance to rezone from the C-3
(Commercial Residential) District and the
R-4 (Single-family Residential) District to
the C-3-C (Commercial Residential-
Conditional) District, property located at
1891, 1895 and 1875 Peachtree Road,
N.E., fronting approximately 300 feet on the
east side of Peachtree Street, beginning 500
feet northeast of Palisades. Depth: varies.
Area: approximately 1.78 acres. Land Lot
110, 17th District, Fulton County, Georgia.
OWNER: SEMAH, INC./RBW
HOLDINGS, LLC/JAMES
CUNNINGHAM
C/O SCOTT SCHULTEN
APPLICANT: THE PARADISE GROUP
NPUE COUNCIL DISTRICT 7

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

CERTIFIED

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

MAYOR'S ACTION